Government of Saskatchewan

Annual Report 1983-84

Rent Appeal Commission

85-1405/

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June 25, 1984.

To His Honour, The Honourable Frederick W. Johnson,
Lieutenant Governor of the Province of Saskatchewan.

Sir:

I have the honour to submit herewith the Annual Report of the Rent Appeal Commission for the fiscal year ending March 31, 1984.

Respectfully submitted,

Joan H. Duncan

Joan H. Duncan,
Minister Responsible for the
Rent Appeal Commission.

June 25, 1983.

To the Honourable Joan H. Duncan,
Minister Responsible for the
Rent Appeal Commission.

Dear Madam:

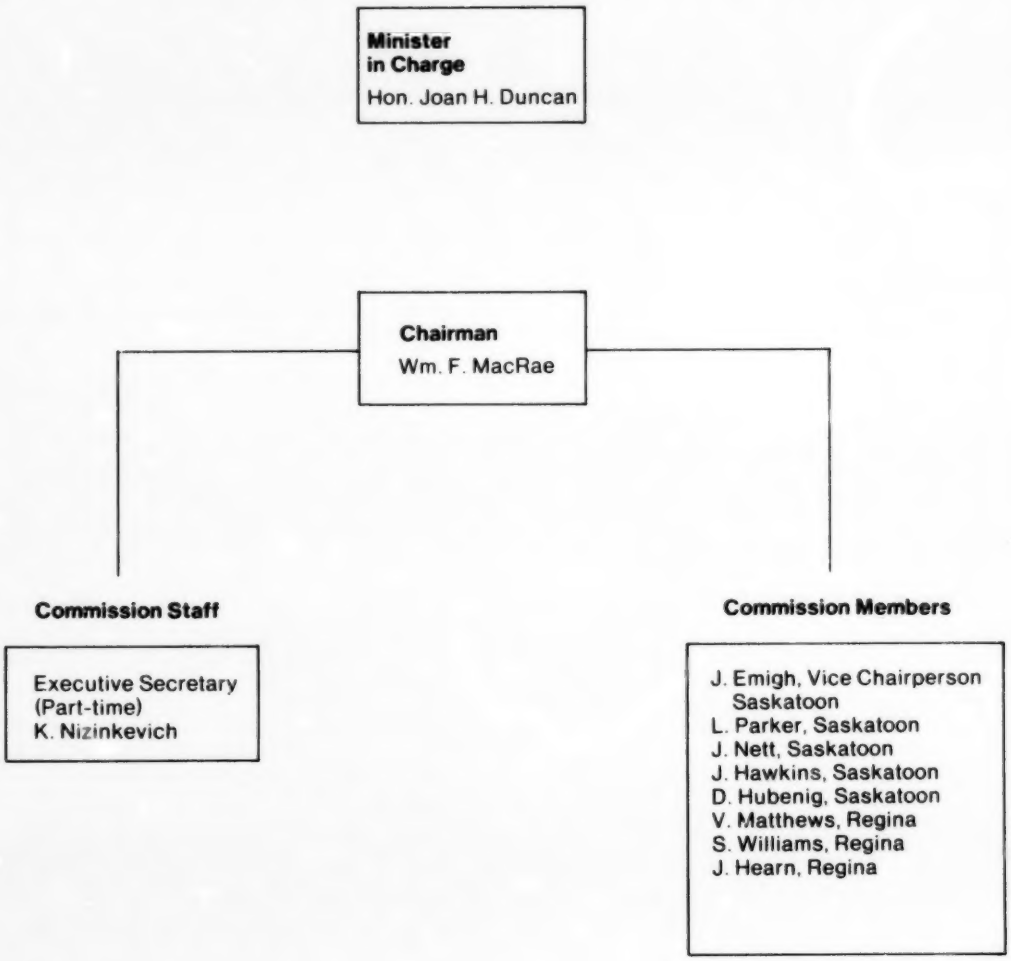
I have the honour to submit the Annual Report of the Rent Appeal Commission for the fiscal year ending March 31, 1984.

Respectfully submitted,

Dr. Wm. F. MacRae,
Chairman,
Rent Appeal Commission.

Rent Appeal Commission
Organization Chart

(March 31, 1984)



Introduction

The Rent Appeal Commission was established January 28, 1976 through an amendment to *The Residential Tenancies Act, 1973*.

Purpose and Operation of the Commission

The Rent Appeal Commission was established as an independent body to provide landlords and tenants with a process of appeal from orders issued by the Rentalsman or the Provincial Mediation Board. Decisions must be appealed within fifteen days of the order.

The Commission is presently composed of eight members who are assigned to participate in and conduct the business of the Commission on a per diem basis as required.

The policy and practice of the Commission since its inception has been to hold hearings in the same community in which the premises under appeal are located. Usually no fewer than three and not more than five Commissioners hear each appeal. A policy of including Commissioners from Regina and Saskatoon for hearing panels has ensured uniformity in Commission decisions. Hearings of the Commission are open to the public.

The Commission is not bound by any findings of the Rent Review Board or the Office of the Rentalsman. The Commission determines the merits of each particular situation and issues a decision it deems to be just and equitable under the circumstances.

The Commission's policy is to provide written reasons for its decisions to all persons directly involved in appeals.

Orders of the Commission may be appealed by the affected persons to the Court of Appeal on a question of law or jurisdiction.

The Year Under Review

The Rent Stabilization Program, which took effect in December, 1983 brought about a number of changes. Regina and Saskatoon, previously under Rent Control, joined the list of 29 other communities under the rent review procedure. Rent increases in all these communities were limited to approximately 5 percent a year. All rent review decisions in the province are now made by the Provincial Mediation Board.

The period prior to December, 1983 showed a considerable increase in the number of appeals received; however, a clear trend toward a reduction of appeals following the announcement of the Rent Stabilization Program was evident. This brief sample period suggests that landlords and tenants are managing their rent adjustments without having to resort to the appeal process.

The number of appeals related to rulings on disputes and other matters pertaining to landlord/tenant relations handled by the Rentalsman remained stable.

During the year under review, 191 appeals were completed, representing an increase of 35 over the previous year, 1982-83.

Statistics

	1982-83	1983-84
Appeals received	188	203
Appeals cancelled or withdrawn	15	16
	173	187
Backlog carried to next fiscal year	28	24
	145	163
Backlog completed from 1982-83	11	28
Total appeals completed	156	191